

# Surf Pines Breeze

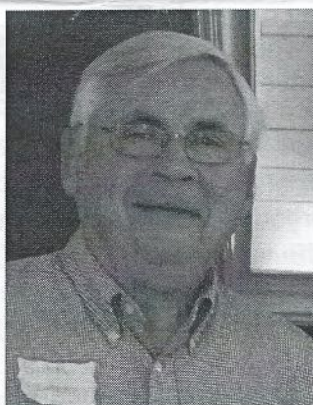
Newsletter of the Surf Pines Association

October 2010 Vol. XVII, No. 1

## President's Comments



by Burr Allegaert



In the July issue of the *Breeze*, past president Michael Wilkin expressed the hope for many long, warm days of summer. Now that we are in the fall season, I would express the hope that the many long, warm days of summer which never materialized this year find their way into fall. We could certainly use the sunshine.

For those of you who were unable to attend the annual meeting in August, two new directors were elected; Brian Radditz and Norma Keever. Officers elected by the directors at its organizational meeting immediately following the annual meeting were:

Burr Allegaert, President; Gheri Fouts, Vice President; Jeff Hall, Secretary; Brian Radditz, Treasurer; Norma Keever, Assistant Treasurer

Their contact information along with information for the standing committee chairs and our security office will be found on the back page of this issue of the *Breeze*. Please feel free to contact any of them with questions or concerns you may have.

One of the subjects discussed at the annual meeting, for those unable to attend, included the recently adopted bylaw amendments. Concern was raised over the fact that one member had caused the association to spend an inordinate amount of time and money responding to legal requests for information by the member. I couldn't agree more with that hope and will do my best to minimize that problem. Another subject of discussion was the proposed enlarged Polo Ridge Subdivision. Developers have proposed increasing the size of a previously approved subdivision on the former Wideman property (north of Surf Pines Lane) from nine to thirty homes. Surf Pines Association filed documents with the county planning department and the Planning Commission revoking our previous approval for access to Surf Pines Lane for the nine lots. We will follow events closely on this matter as it develops.

Work has begun on updating the Surf Pines Owner's Guide and should be completed in the coming year. Also planned for early this coming year is an enhancement to the official Surf Pines Association Web Site ([www.surfpines.org](http://www.surfpines.org))

In closing, please remember not to give your personal gate code to anyone outside your family and to keep Surf Pines safe by obeying the posted speed limit of 25 MPH.



**Real Estate**

Area statistics home sales above \$300,000 from 5/10-9/6: Warrenton 2; Gearhart 7; Astoria 4; Cannon Beach 6; Seaside 7  
Surf Pines: 16 Active Home Listings Ranging from \$349,000 to \$1,595,000; 12 Active Vacant Land Listings ranging from \$115,000 to \$385,000

**New Listings:**

33293 Neacoxie \$899,000  
Morris 4347 sq ft Stunning home, top quality thru-out  
89997 Surf Pines Landing Dr \$458,000  
McWhirter 2549 sq ft Gracious open floor plan  
89817 Sea Breeze \$450,000  
Matthews 2760 sq ft Wrap around porch, dead end  
89604 Ocean Dr \$639,000  
Filter 1760 sq ft Single level, ocean out front door  
89838 Ocean Dr \$509,900  
Braun 1307 sq ft Ocean front  
90023 Manion Dr 1969 sq ft 4 bedrooms 2.5 baths

**Sold:**

33102 Malarkey Whalen Sold for \$1,200,000

**Price reduced:**

33112 Malarkey from \$1,850,000 to \$1,595,000  
90031 Manion Dr from \$649,999 to \$390,000  
33099 Malarkey from \$950,000 to 775,000

**Bank Owned Listing:**

89846 Ocean Dr 5517 sq ft \$950,000

**Safe Burning Practices – Be Fire Safe**

- Open pile burning of brush (not construction or household trash) is allowed until about July
- Clear areas around and overhead of burning piles
- Be aware of wind direction and be thoughtful of your neighbors
- Attend all fires and have a hose or hoses at the ready
- Do not leave a smoldering fire, it can reignite.
- Gearhart Rural Fire Department 503-738-7838

**Security Corner**

by John and Carol Gates

At the risk of sounding like a broken record I want to again address the problem of people speeding in Surf Pines. This is an ongoing issue that doesn't seem to get any better. I really need your input and suggestions on how to deal with this. Some of the ideas I've come up with are: publish the names in the Breeze of those I find speeding; send warning citations to those who are repeatedly seen speeding; purchase a radar gun for use in Surf Pines; install more speed bumps. If any of these ideas seem feasible or if you have an idea you think might work, please contact me and attend a Board meeting. Many of those who speed are residents and repeat offenders whom I have talked to about this before.

Our second biggest security problem is gate codes. When you compromise your gate code, you are compromising the security of the whole community. Please, don't publish your personnel code in the newspaper for a garage sale or on the internet for a meeting. This is the same as leaving the gates open all the time. If you are having a gathering call me for a special code, or use the monthly guest code. The monthly visitor code should also be used for pizza delivery or cabs. If your code has been compromised I will remove it and you will have to contact me for a new one.

It's back to school time so watch out for those sleepy eyed kids in the morning and the energy filled kids in the afternoons getting off school busses.

There is no hunting of any kind allowed in Surf Pines nor is stalking wounded prey into Surf Pines. Please report all instances to John Gates (503-298-7911).

Winter is fast approaching so remember to unhook your hoses and weatherize your homes as we never know what the weather will be.

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## Reminder Concerning the Use of Association Property

The Board of Directors is responsible for the maintenance and control of Association owned roadways, right of ways, paths, and other common property. Paragraph 8.1(a) of the by-laws gives the Board of Directors the power to "adopt and publish rules governing the use of common properties and facilities provided by the Association, and the personal conduct of members and their guests thereon, and to establish penalties for the infraction thereof." Development of Association common properties must be approved by the Board. Individual residents are not allowed to improve or develop paths or other common properties without specific Board approval. Please coordinate your concerns for developing or improving Association common properties with the Roads & Grounds Committee and/or the Board of Directors.

## Landscaping of Street Right of Ways

Specific Board policy regarding landscaping of street right of way was adopted in Nov of 2003 and amended in 2006. Policy is stated below:

Property owners are permitted to landscape the street right of way adjacent to their property, including the removal of trees less than 6 inches in diameter provided:

- Trees or other installed materials do not diminish the existing view of other members
- Trees or other installed materials do not obstruct the vision of drivers to oncoming traffic
- No trees, berms rocks, fences or other materials are allowed within five feet of the pavement if a vehicle could be damaged by striking the obstruction.
- Before altering the height or removing trees 6 inches in diameter or larger, the property owner shall obtain approval of the Roads and Grounds Committee.

## Surf Pines Members Assistance



It has been brought to the attention of the Community Relations Committee that there are Surf Pines Members who might be in need of a little assistance. We're talking about help with grocery shopping or getting to doctor appointments, maybe fixing meals ahead of time if someone is home recovering from surgery or a sickness. Just general help, not health care. Our problem is in finding out who is in need of our help. This is where the community comes in. You know your neighbors and maybe their needs. We need you to communicate with us in order to get help out to our neighbors. If you know of someone who could use a helping hand, could you please contact someone on the Community Relations Committee or a Board member who could pass the information on to us.

Here are a few contact numbers:

Katie Weber 503-738-5986

Bonnie Rogie 503-717-1003

Lucia Fleming 503-717-0150

Robin Rhodes 503-738-5208

Lu Thornton 813-713-7227

## A Special Thanks to Breeze Contributors

Contributors not otherwise mentioned: Don Kruger, Bonnie Rogie, Debra Hall, Jim Cooper, Karen Radditz.





## Paths and Other Accesses

by Don Kruger

Access to the beach and the lake is provided for members and their guests. All of the paths to the beach are for foot traffic only. From Surf Pines there are six trails to the beach and are marked with signposts reading "To Beach". From the beach the paths are now numbered from south to north each with a new trail marker with the corresponding number of reflectors for easy identification. Path locations are as follows:

- Path 6 – Ocean Drive at Malarkey
- Path 5 – Just north of 89956 Ocean Drive
- Path 4 – Ocean Drive at Horizon
- Path 3 – Ocean Drive at High Surf
- Path 2 – Just north of 89254 Ocean Drive
- Path 1 – Just north of 89066 Ocean Drive



*Path 4 - Ocean Dr at Horizon*

In addition to beach access, access to the lake and boat launch is provided for members and their guests just south of 89853 Manion Drive. This access is marked with a signpost reading "To Lake."



Please use only the paths and access points provided by Surf Pines Association. Private paths on an individual member's private property should be respected by others and not used without the owner's permission.



## Member's Comments

by Laura Russell

Patrick and I would like to thank all of you for your efforts in keeping the stranger traffic off our property (the wonderful new sign, plus the general mentions in the newsletter and on the new gate code sheet). This will be our first summer in Surf Pines since our house is finished and we're looking forward to spending a lot of time in the beautiful neighborhood. Unfortunately we learned pretty quickly that when you have property that borders the ocean, people seem to think all aspects of it are public. Our main concern, of course, is the safety of our kids. They need to feel comfortable knowing they can play in the yard or even inside the house without strangers coming up to them or peering in the windows watching them (both have happened). Thank you for helping us with that goal.



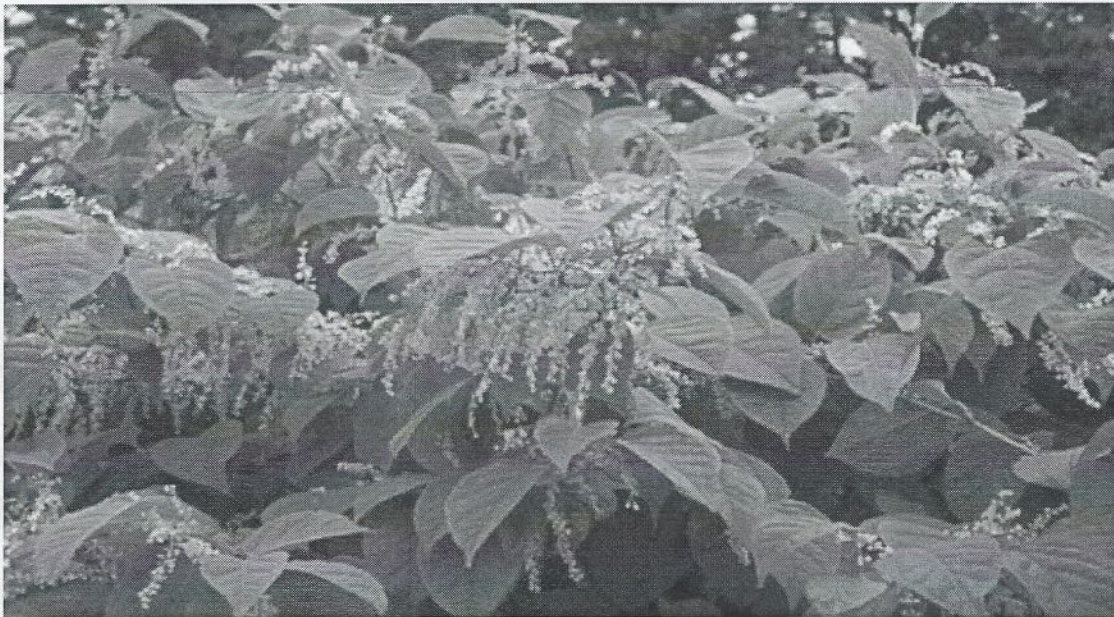
# Surf Pines Flora and Fauna



## Japanese Knot Weed

by Karen Radditz, Master Gardener

Japanese Knot Weed is an invasive plant not native to our area. It can grow up to 12' tall and spreads on the average 3 to 4 feet per year. This plant needs to be removed whenever it is spotted. It looks similar to bamboo, the stalks are edible. This plant is strong enough to tear up asphalt, damage buildings and strangle our native plants. Knotweed can have a substantial and undesirable effect on our neighborhood. If you spot this weed in our neighborhood, please contact the local Master Gardener group at 503-325-8573 for removal information.



## Winter Hummingbird Feeding

by Debra Hall

Throughout the Portland-Vancouver region and especially the temperate NW Coast of Oregon, we are graced with the resident Anna's Hummingbird, *Calypte anna*, year-round. A common myth about feeders is that leaving a hummingbird feeder out in the fall and winter will deter proper migration of hummingbirds. If you have hummingbirds visiting a feeder, the feeder can be left out for as long as the hummingbirds visit. It surprises many that these tiny creatures venture out in our side-ways rain and windstorms. A window-mounted feeder, secured in a corner offers needed shelter for the birds as they light. A syrup mixture of 4:1 (water:sugar) will start to freeze at 27° F. During unusual cold spells, hummingbirds will perch and their metabolic rate lowers. The Audubon Society suggests that hosting winter resident hummingbirds implies a commitment for the duration of the winter.





# Community, Community, Community....

by Katie Weber

## 4<sup>th</sup> of July Weekend Was A Busy One

The weekend started off with our Annual Garage Sale on Saturday the 3rd. We had 21 homes participating this year. The weather even cooperated with sunshine. It was a little scary early on in the morning not knowing if it would be liquid sun or not. Everyone had a great time. Many sellers sold out and closed up early. We're looking forward to this event around the same time next year. Remember to put the Garage Sale on your next year's calendar so you can sell some your old treasures. Think of it as recycling.

Sunday, the 4<sup>th</sup> of July was our Annual Picnic. What a difference in the weather. It was a little breezy and misty. There were around 50 or so hearty picnickers who weathered the weather for a good time with good food. Many laughs and jokes about the weather but you know, if you live at the beach you



expect the weather to change every five minutes. That's what I've been told anyway.

It amazes me how great and varied picnic food can be. I know I tasted several items more than once. We appreciated each and every one of you for coming out and celebrating our nation's independence. We don't do it often enough.

Put me down for next year's picnic.

We'll cross our fingers for sunshine, then again, who cares when you're having fun.





## End of Summer, First of Fall



Brian and Karen Radditz, Brian being a new board member, hosted our Fall Wine Tasting. Their home is in the Silverspot area nestled down on the lake. What a beautiful setting for our gathering. The weather cooperated and gave us a warm sunny evening so we could all enjoy being inside and out. The food was excellent and the Bacon Tower was a big hit. Our host, Brian, had just come in from Tuna fishing with friends and had many a good fish tale to tell. Thank you Brian and Karen, you are both such warm and gracious hosts.



We're sorry we missed so many of our Surf Pine neighbors this time, but hope to see you at our Holiday party on December 4th where our hosts will be Cal and Maryann Gantenbein. Mark your calendars for this event.





- Speeding remains an ongoing problem in Surf Pines—please do your part: Slow Down.
- If you see and can identify someone speeding, get date, time, auto, and person reported to John Gates. We will mail the offender(s) a "speeding letter" asking them to slow down (your name is not mentioned).
- If you park outside, lock your cars and trucks. Let's not tempt someone to ruin your day by opening an unlocked door and stealing your belongings. Yes, theft does occasionally happen in our own neighborhood. Help prevent it.
- When you have renters, guests, deliveries, workers, etc., Please do not use your personal gate code. Use your visitor code. That's why we send them to you.
- You may soon see the speed trailer. It's a good tool for Surf Pines—both people and animals alike. Please pay attention.
- Reminder: Absolutely no hunting of any kind is allowed in Surf Pines. If you see anybody hunting or chasing animals, call John Gates immediately, or call the Oregon State Police.

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### Surf Pines Board of Directors

President	Burr Allegaert	89332 Manion Dr	738-7717	<a href="mailto:burr@theoregonshores.com">burr@theoregonshores.com</a>
Vice-President	Gheri Fouts	89531 Shady Pines	738-6434	<a href="mailto:ghfouts@msn.com">ghfouts@msn.com</a>
Treasurer	Brian Radditz	33250 Silverspot Lane	861-0190	<a href="mailto:bradditz@yahoo.com">bradditz@yahoo.com</a>
Secretary	Jeff Hall	89685 Manion Dr	739-0893	<a href="mailto:jlh434@mac.com">jlh434@mac.com</a>
Director	Norma Kever	89026 Ocean Dr	738-5069	<a href="mailto:gnkeever@msn.com">gnkeever@msn.com</a>

#### COMMITTEES

Safety & Security	Jim Cooper	33248 Silverspot Ln	861-9657	<a href="mailto:coopchrissey@comcast.net">coopchrissey@comcast.net</a>
Roads & Grounds	Don Kruger	90128 Manion Dr	861-3815	<a href="mailto:dnkruger@msn.com">dnkruger@msn.com</a>
Community Relations	Katie Weber	89783 Sea Breeze Dr	738-5986	<a href="mailto:kkweber1@yahoo.com">kkweber1@yahoo.com</a>
	Bonnie Rogie	89825 Surf Pines Landing Dr	717-1003	<a href="mailto:brogie1@verizon.net">brogie1@verizon.net</a>

#### SECURITY

John Gates	33317 Surf Pines Lane	738-0637 298-7911	<a href="mailto:gates7299@hotmail.com">gates7299@hotmail.com</a>
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The Surf Pines Breeze is a quarterly publication of The Surf Pines Association  
33317 Surf Pines Lane, Warrenton, Oregon 97146  
Members are invited to contribute articles. Contact Jeff Hall at [jlh434@mac.com](mailto:jlh434@mac.com).